

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for

PEARLAND MIRROR LAKE HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

The undersigned, being the Managing Agent of Pearland Mirror Lake Homeowners Association, Inc., a non-profit corporation (the "Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Mirror Lake.
2. Name of Association: The name of the Association is Pearland Mirror Lake Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Lots 1-64 in Block 1; Lots 1-12 in Block 2; and Lots 1-12 in Block 3 of the Mirror Lake Subdivision, to the city of Pearland, Brazoria County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2018036403, of the Real Property Records of Brazoria County, Texas, and all amendments or annexations thereto, or replats thereof, if any.
4. Recording Data for the Declaration*:
 - a. Documents:
 - (1) Declaration of Covenants, Conditions, and Restrictions for Mirror Lake Subdivision and for Pearland Mirror Lake Homeowners Association, Inc.
 - b. Recording Information:
 - (1) Brazoria County Clerk's File No. 2020000270.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Pearland Mirror Lake Homeowners Association, Inc. c/o TBD Management, 11750 Katy Fwy, Ste. 1400, Houston, TX 77079.

6. The Contact Information for the Association’s Designated Representative: The contact information of the designated representative of the Association is:

TBD Management
 11750 Katy Fwy, Ste. 1400
 Houston, TX 77079
 713-219-9400
 hoa@tbdmanagementllc.com

7. The Association’s Dedicatory Instruments are available to Members online at:
<https://www.tbdhomes.com/>

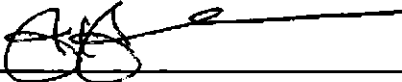
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$ 310.00

Executed on this 31st day of August, 2023.

PEARLAND MIRROR LAKE HOMEOWNERS ASSOCIATION, INC.

By: TBD Management,
 Managing Agent

By:  _____

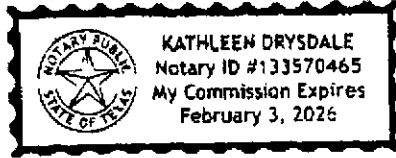
Printed: Edith Ernwan _____

Its: Secretary _____

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

BEFORE ME, the undersigned notary public, on this 31ST day of August, 2023 personally appeared Edith Erowall, Community Manager of TBD Management, Managing Agent for Pearland Mirror Lake Homeowners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Kathleen Drysdale
Notary Public in and for the State of Texas

FILED and RECORDED

Instrument Number: 2023042312

Filing and Recording Date: 09/19/2023 08:03:16 AM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-regina